

City of Fort Lauderdale Planning and Zoning Board**STAFF REPORT****Case #16-P-04****December 15, 2004**

Applicant	Bridgeview at Sailboat Bend /Conor H. McLoughlin	
Request	Plat Approval: Bridgeview at Sailboat Bend	
Location	425 SW 11 th Avenue	
Legal Description	Acreage in Section 35, Township 49 South, Range 42 East	
Property Size	0.655 acres	
Zoning	RS-8	
Existing Land Use	One (1) single-family dwelling on property	
Future Land Use Designation	Residential Low-Medium	
Comprehensive Plan Consistency	Consistent- Proposed three (3) single-family units comply with the density limitations of Low-Medium Land Use Designation	
Other Required Approvals	City Commission (by Resolution)	
Applicable ULDR Sections	Sec. 47-24.5, Subdivision Regulations Sec. 47-25.2, Adequacy Requirements	
Notification Requirements	Sign posting within 15 days of meeting (Sec .47-27.4.A.1.)	
Action Required	Recommend approval or denial of the Plat to City Commission	
Project Planner	Name and Title	Initials
	Michael B. Ciesielski, Planner II	
	Chris Barton, AICP, RLA, Principal Planner	
Authorized By		
Approved By	Mark LaFerrier, AICP, Planning & Zoning Director	

Request:

This is a request to re-plat a 0.655 acre parcel of land for the purpose of constructing three (3) single family dwelling units. This platted parcel of land is located at 425 SW 11th Avenue, which is on the west side of SW 11th Avenue and immediately north of the SW 11th Avenue Swing Bridge and the North Fork of the New River.

Property/Project Description:

The plat contains a note that restricts the property to three (3) single-family home sites. An additional note has been placed on the Plat which states that this site has been determined to be in an archeologically significant area and that, prior to demolition, construction, or any substantial ground disturbing activities, the applicant must meet the requirements of Sec. 47-25.2 which may include, but are not limited to, a Phase I Archeological Survey.

This plat was reviewed by the Development Review Committee at its July 27, 2004 meeting. All comments have been addressed and signoffs from the City Surveyor, the Engineering Design Manager, and the Planning Department have been obtained.

Pursuant to the Sec. 47-25.2.F., Adequacy Requirements, residential plats are required to contribute a minimum of three (3) acres property per one thousand (1,000) residents, or a cash equivalent value. The applicant will be required to pay a cash equivalent value of two thousand five hundred and twenty (\$ 2,520) dollars towards a Parks and Open Space Impact Fee prior to receiving Final DRC sign-off by the City Engineer, City Surveyor, the City's Parks & Recreation Parks Planner, and the Planning Dept.

Comprehensive Plan Consistency:

Consistent with Land Use Element, Objective 5 which states "the City's subdivision regulations shall be consistent with Broward County regulations, including platting requirements". This plat is consistent with County regulations.

Planning & Zoning Board Review Options:

The Planning and Zoning Board shall determine whether the proposed plat meets the provisions of this section and other applicable land development regulations and shall forward its recommendation (approval or denial) to the City Commission.

Staff Determination:

The proposed plat meets the requirements of ULDR Sec. 47-24.5, Subdivision Regulations.

Staff recommends approval of the plat request with the condition that the applicant will be required to pay a Park Impact Fee of two thousand five hundred and twenty (\$ 2,520) dollars and that this impact fee must be paid PRIOR to final DRC sign-off by the City Engineering, City Surveyor, the City's Parks & Recreation Planner, and the Planning Dept.